018.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,041,200 / 1,041,200
					USE VALUE:	1,041,200 / 1,041,200
					ASSESSED:	1,041,200 / 1,041,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		CHESWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUBEN MARC &
Owner 2:	LYDGATE JOANNA
Owner 3:	
Street 1:	4 CHESWICK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIM JONATHAN P & JILL E -
Owner 2:	-
Street 1:	4 CHESWICK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2162 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5878.000	534,300		506,900	1,041,200
Total Card	0.135	534,300		506,900	1,041,200
Total Parcel	0.135	534,300		506,900	1,041,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.68 | /Parcel: 481.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12970

GIS Ref

GIS Ref

Insp Date 11/15/17

!1545!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	534,300	0	5,878.	506,900	1,041,200		Year end	12/23/2021
2021	101	FV	519,800	0	5,878.	506,900	1,026,700		Year End Roll	12/10/2020
2020	101	FV	519,800	0	5,878.	506,900	1,026,700	1,026,700	Year End Roll	12/18/2019
2019	101	FV	355,100	0	5,878.	656,000	1,011,100	1,011,100	Year End Roll	1/3/2019
2018	101	FV	354,400	0	5,878.	417,400	771,800	771,800	Year End Roll	12/20/2017
2017	101	FV	354,400	0	5,878.	381,700	736,100	736,100	Year End Roll	1/3/2017
2016	101	FV	354,400	0	5,878.	310,100	664,500	664,500	Year End	1/4/2016
2015	101	FV	334,700	0	5,878.	310,100	644,800	644,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:09:33

LAST REV

Date	Time
07/18/19	09:38:11
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1545

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIM JONATHAN P	1480-24		10/7/2015		855,000	No	No		
HALLORAN TIMOTH	1386-148		7/21/2010		647,500	No	No		
FLAHERTY MICHAE	1339-78		6/22/2007		625,000	No	No		
DI NATALE ANTHO	1257-17		8/22/2002		500,000	No	No		
DINATALE ANTHON	1198-199		12/30/1998	Family	10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2018	710	Siding	38,015	C				
4/4/2018	357	Dormers	82,000	C				
4/8/2011	250	Manual	957					
2/24/2003	119	Renovate	19,700					

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2019	Left Notice	DGM	D Mann
7/18/2019	Permit Visit	DGM	D Mann
11/15/2017	Inspected	BS	Barbara S
11/2/2017	MEAS&NOTICE	BS	Barbara S
5/6/2009	Entry Denied	372	PATRIOT
12/5/2002	MLS	MM	Mary M
10/6/1999		243	PATRIOT
8/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5878		Sq. Ft.	Site		0	85.	1.01	2									506,890						506,900	

Total AC/HA:	0.13494	Total SF/SM:	5878	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	506,890	Spl Credit		Total:	506,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21818185
Const Adj.:	1.00289965
Adj $ / SQ:	171.040
Other Features:	114759
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560104
Depreciation:	25765
Depreciated Total:	534339

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

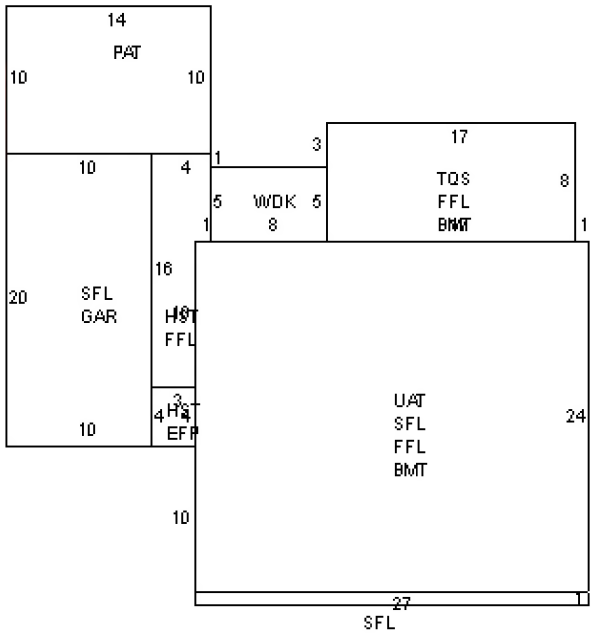
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	188.14
Special Features:	0	Val/Su Net:	167.70
Final Total:	534300	Val/Su SzAd	289.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	875	171.040	149,660
FFL	First Floor	838	171.040	143,332
BMT	Basement	784	75.940	59,538
GAR	Garage	200	27.580	5,516
UAT	Upper Attic	162	68.420	11,083
PAT	Patio	140	4.940	692
TQS	3/4 Story	102	171.040	17,446
WDK	Deck	40	16.050	642
	Net Sketched Area:	3,186	Total:	394,427
Size Ad	1848	Gross Area	3739	FinArea 2162

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	